



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष १, अंक १०] गुरुवार ते बुधवार, एप्रिल ९-१५, २०१५/चैत्र १९-२५, शके १९३७ [पृष्ठे ९, किंमत : ८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—अमरावती विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ अमरावती विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (अ. वि. पु.), म. शा. रा., अ. क्र. ४०.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya Mumbai-400 032 Dated the 21st November, 2014.

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT. 1966.

No. TPS-2613-835-CR-342-2013-UD-30.—

Whereas, the Lonar Municipal Council (District Buldana) (hereinafter referred to as 'the said Planning Authority'), being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as 'the said Act'), vide its Resolution No. 3 dated 10th October 2010, declared its intention under Section 23 (I) read with Section 38 of the said Act to prepare the Draft Development Plan (Revised) for the area within the limits of Lonar Municipal Council (hereinafter referred as "the said Development Plan") and notice of such declaration was published in the Maharashtra Government Gazette, Part I A, Amravati Division dated 9th January, 2003 ;

And whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction, as required under Section 25 of the said Act, prepared a Draft Development Plan and published a notice under sub-section (1) of Section 26 of the said Act to that effect, in the *Official Gazette*, Part 1-A Amravati Division, Supplement, dated 5th January, 2012, for inviting suggestions and objections in respect of the published Draft Development Plan ;

And whereas, after considering the suggestions and objections received on the aforesaid published Draft Development Plan, the Planning Committee, set up under Section 28 (2) of the said Act, submitted its Report to the said Planning Authority ;

And whereas, the said Planning Authority, vide Resolution No. 9, dated 10th May, 2012, published the Draft Development Plan under sub-section (4) of Section 28 of the said Act, with some modifications, for information of public, by a notice published in *Official Gazette* Part-I -A Amravati Division Supplement dated 29th November, 2012 ;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan to the Government of Maharashtra for sanction vide letter No. 545/2012, dated 31st December 2012.

And whereas, in accordance with the provisions of the sub-section (1) of Section 31 of the said Act as amended *vide* Maharashtra Act X of 2011 which came into force with effect from the 5th April, 2011, and the ordinance published in the *Official Gazette* dated 19th July, 2014, the said draft Development Plan is required to be sanctioned by the Government not later than 6 months from the receipt of such Draft Development Plan or within such further period upto twelve months as may be extended by the Government ;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction part of the said Draft Development Plan with modifications shown in Schedule-A appended hereto, excluding both, the substantial modifications which are shown on the plan verged in Pink colour and marked as Excluded Portion i.e. EP-1, EP-2,... as specified in Schedule-B appended to Government Notice No. TPS-2613/835/CR-342 (A)/2013/UD-30, dated 21st November, 2014 and the draft Development Control Regulations.

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra here by :—

(a) Extends the period prescribed under Section 31 (1) of the said Act for sanctioning the said Development Plan up to and inclusive of 21st November, 2014.

(b) Sanctions the said draft Development Plan (Revised) for Lonar Municipal Council along with a schedule of modifications namely Schedule-A, appended hereto excluding both, the substantial modifications as specified in Schedule-B appended to the Notice No. TPS-2613/835/CR-342 (A)/2013/UD-30, dated 21st November, 2014 and the Draft Development Control Regulations ;

(c) The Draft Development Control Regulations submitted along with Development Plan Report by Lonar Municipal Council, shall be replaced by “Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra”, which have already been sanctioned by the Government *vide* Notification No. TPS-1812/157/CR-71/12 Reconstruction No. 34/12/DP/UD-13, dated 21st November, 2013 under Section 37 (1)(AA)(c) (hereinafter referred to as the ‘said Regulations’). The said Regulations shall be applicable for the area of the Lonar Municipal Council for which the said Development Plan has been prepared ;

(d) The final Development Plan (Part) for the area of Lonar Municipal Council shall come into force after one month from the date of publication of this notification in the *Official Gazette*.

2. The aforesaid part Final Development Plan of Lonar (Revised) sanctioned by the State Government (hereinafter referred to as the “the aforesaid sanctioned Development Plan”) shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Chief Officer, Lonar Municipal Council, Lonar, District Buldana.

3. The reservations/allocations/designations which do not appear in the Schedule A and Schedule B are hereby sanctioned for the respective purpose as designated in the aforesaid sanctioned Development Plan.

4. Areas of reserved sites mentioned in the Report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan .

5. The private or rental premises designated in Public Semi-public Zone shall continue to be in this zone as long as Public-Semi-public user exists. Otherwise, the Chief Officer, Lonar Municipal Council shall allow development permission on such lands considering adjoining major land use zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

6. Draftsman’s errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned lay-out, etc. shall be corrected by the Chief Officer, Lonar Municipal Council, Lonar, after due verification and prior approval of the Director of Town Planning, Maharashtra State, Pune.

7. Those open spaces from sanctioned lay-out that are earmarked as existing open spaces (in Green Colour) on the said Development Plan are subject to changes if respective lay-outs are revised. If the lay-out is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the lay-out as shown on the said Development Plan shall be treated as residential zone.

SCHEDULE-A

MODIFICATIONS SANCTIONED BY THE GOVERNMENT IN RESPECT OF PART FINAL DEVELOPMENT PLAN OF LONAR, DISTRICT -BULDANA

Sr.No.	Modification No.	Site No.	Proposals of Draft Development Plan published u/s 26 of the M. R. and T. P. Act 1966.	Proposals of Draft Development Plan submitted under Section 30 of the M. R. and T. P. Act, 1966.	Modifications made by the Government while Sanctioning the Draft Development Plan under Section 31 of the M. R. and T. P. Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)
1	M-1	“Site No. 16 Garden” in S. No. 175.	“Site No. 16 Garden” in S. No. 175.	“Site No. 16 Garden” is deleted & relocated is S. No. 188 and 175 as shown on Plan.	“Site No. 16 Garden” is reinstated as per plan published U/s. 26.
2	M-2	“Site No. 21 Govt. Offices and Qrts”.	“Site No. 21 Govt. Offices and Qrts” is S. No. 208 & 209.	“Site No. 21 Govt. Offices and Qrts” is deleted from S. No. 208 & 209 and relocated is S. No. 226 as shown on the plan.	“Site No. 21 Govt. Offices and Qrts” is partly deleted from S. No. 208 & 209, and rearranged as shown on plan and the land so released from S. No. 208 & 209 is included in Residential Zone. The new Site proposed in S. No. 226 is deleted and the land so released is reinstated as per plan published U/s. 26.
3	M-3	“Site No. 19- Park”.	“Site No. 19- Park”.	“Site No. 19- Park” is deleted from S. No. 189 and relocated in S. No. 188 as shown on the plan.	“Site No. 19-Park” is reinstated as per plan published U/s. 26 and New site proposed in S. No. 188 is deleted and the land so released is reinstated as per plan published U/s. 26.
4	M-4	“Site No. 47- P.S.H.S. & P.G.”	“Site No. 47-P.S.H.S. & P.G.” in S. No. 81 & 90.	“Site No. 47-P.S.H.S. & P.G.” is deleted.	“Site No. 47-P.S.H.S. & P.G.” is reinstated as per plan published U/s. 26.
5.	M-5	Restricted Zone-I and Restricted Zone-II around the “Lonar Crater”	Restricted Zone-I and Restricted Zone-II around the “Lonar Crater”	Restricted Zone-I and Restricted Zone-II around the “Lonar Crater”	Restricted Zone-I is sanctioned with no development shall be allowed in this Zone. Restricted Zone-II is divided in following two Zone RZ-II A--This Zone shall be upto 300 mts. from the boundary of “Lonar Crater in which temporary usage Like tent, Parking, Public laterines shall be allowed and the existing tourism amenities shall be allowed to continue. RZ-II B-This Zone shall be next 200 mts. from the boundary of RZ-II A in which the Residential, public, Semi-Public Zone and Tourism Development shall be allowed, excluding the Prohibited area by Indian Archaeological Department with maximum 0.5 FSI with GF+1 construction.
6.	M-6	“Site No. 36 Weekly Market	“Site No. 36-Weekly Market is S. No. 218	“Site No. 36-Weekly Market is deleted from S. No. 218 and relocated in S. No. 294 as shown on plan.	“Site No. 36-Weekly Market is deleted from S. No. 218 and relocated in S. No. 294 and redesignated as Weekly Market and Municipal Market and the land thus released is include in Residential Zone.

This notification is also available on Government web site www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra.

M. M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु.), म. शा. रा., अ. क्र. ४९.

Mantralaya Mumbai-400 032 Dated the 21st November, 2014.

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT. 1966.

No. TPS-2613-835-CR-342-(A)2013-UD-30.—

Whereas, the Lonar Municipal Council (District Buldana) (hereinafter referred to as 'the said Planning Authority'), being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as 'the said Act'), *vide* its Resolution No. 3 dated 10th October 2010, declared its intention under section 23 (1) read with Section 38 of the said Act to prepare the draft Development Plan (Revised) for the area within the limits of Lonar Municipal Council (hereinafter referred to as "the said Development Plan") and notice of such declaration was published in the Maharashtra Government Gazette, Part I-A, Amravati Division dated 9th January, 2003 ;

And whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction, as required under Section 25 of the said Act, prepared a Draft Development Plan and published a notice under sub-section (1) of Section 26 of the said Act to that effect, in the *Official Gazette*, Part I-A Amravati Division, Supplement, dated 5th January, 2012, for inviting suggestions and objections in respect of the published Draft Development Plan ;

And whereas, after considering the suggestions and objections received on the aforesaid published Draft Development Plan, the Planning Committee, set up under Section 28 (2) of the said Act, submitted its Report to the said Planning Authority ;

And whereas, the said Planning Authority, *vide* Resolution No. 9, dated 10th May, 2012, published the Draft Development Plan under sub-section (4) of Section 28 of the said Act, with some modifications, for information of public, by a notice published in *Official Gazette* Part I-A Amravati Division Supplement dated 29th November, 2012 ;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan to the Government of Maharashtra for sanction *vide* letter No. 545/2012, dated 31st December 2012.

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned part of the said draft Development Plan of Lonar with certain modifications *vide* Notifications No. TPS-2613/835/CR-342/2013/UD-30, dated 21st November, 2014 excluding the substantial modifications proposed by the Government which are shown on the plan verged in Pink colour as specified in Schedule-B appended hereto;

And whereas, substantial modifications proposed by the Government are excluded from the aforesaid sanctioned plan and are shown on plan verged in Pink colour and marked as excluded part *i.e.* as EP-1, EP-2 etc;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling in that behalf, the Government of Maharashtra hereby :—

(a) Gives Notice for inviting suggestions and objections from any person in respect of the proposed substantial modifications as specified in the SCHEDULE-B appended hereto, within a period of 30 days from the date of publication of this notice in the *Official Gazette*.

(b) Appoints the Joint Director of Town Planning, Amravati Division, Amravati as the "Officer" under Section 31 (2) of the said Act to hear all the persons filing suggestions/objections as stated in (a) above within the stipulated period and submit his report thereon to the Government for further necessary action.

02. Only the suggestions or objections regarding substantial modifications mentioned in *SCHEDULE-B*, that may be received by the Joint Director of Town Planning, Amravati Division having his office at 'Nilgiri', Dr. Agrawal Building, Congress Nagar Road, Amravati within the stipulated period of 30 days from the date of publication of this notice in the *Official Gazette* shall be considered.

03. Copy of the said notice along with *SCHEDULE-B* and the plan showing the proposed substantial modifications shall be available for inspection to general public in the following offices during office hours on all working days.

1. The Joint Director of Town Planning, Amravati Division, 'Nilgiri', Dr. Agrawal Building, Congress Nagar Road, Amravati.
2. Town Planner, Buldana Branch, Administrative Building, Buldana-443 001.
3. Chief Officer, Lonar Municipal Council, Lonar, Dist. Buldana.

This notice is also available at Government web site at www.maharashtra.gov.in.

SCHEDULE-B

Sr. No.	Excluded Part	Proposal as per Development Plan published under Section 26 of the M. R. & T. P. Act, 1966.	Proposal as per Development Plan submitted to the Govt. under Section 30 of the M. R & T. P. Act, 1966.	Modifications of substantial nature as proposed by Govt. under Section 31 (I) of the M. R. & T. P. Act, 1966.
(1)	(2)	(3)	(4)	(5)
1	EP-1	"Site No. 8-Primary School, High School and Play Ground" in S. No. 141.	"Site No. 8-Primary School, High School and Play Ground" is deleted from S. No. 141 and relocated in S. No. 137, 138, 139 near Bypass alignment as shown on plan.	"Site No. 8-Primary School, High School and Play Ground" is proposed to be shown in S. No. 137, 138, 139 as shown on plan and the land so released is proposed to be included in residential Zone.
2	EP-2	"Site No. 20-Primary School, Play Ground" in S. No. 190 & 211 (Part).	"Site No. 20-Primary School, Play Ground" is deleted from S. No. 190 & 211 (Part) and relocated at western boundary of S. No. 188.	"Site No. 20-Primary School, Play Gound" is proposed to be deleted from S. No. 190 & 211 (Part) and relocated at western boundary of S. No. 188 as shown on the plan.
3	EP-3	"Site No. 43-Beef Market" in S. No. 19.	"Site No. 43-Beef Market" is deleted and land so released is included in Residential Zone.	"Site No. 43-Beef Market" is proposed to be deleted from S. No. 19 and the land so released is proposed to be included in Residential Zone as shown on the plan.
4	EP-4	"Site No. 44-Primary School, Play Ground" in S. No. 13 (Pt.)	"Site No. 44-Primary School, Play Ground" in S. No. 13.	"Site No. 44-Primary School, Play Ground" is proposed to be deleted and the land so released is proposed to be included in Residential Zone.
5	EP-5	"Site No. 30-Mpl. Town Hall & Cultural Centre" in S. No. 224, 222.	"Site No. 30-Mpl. Town Hall & Cultural Centre" in S. No. 222, 224.	"Site No. 30-Mpl. Town Hall & Cultural Centre" is proposed to be deleted from S. No. 222, 224 & proposed to be shown on western side of the Public-Semi Public Zone at the North of Lonar-Loni road in S. No. 208, 209, 226 and designated as "Town Hall and Library" as shown on plan and the land so released is proposed to be included in Residential Zone.

SCHEDULE-B—contd.

(1)	(2)	(3)	(4)	(5)
6	EP-6	Agriculture Zone in S. No. 196.	Agriculture Zone in S. No. 196.	“ Site No. 49-Sewage Treatment Plant ” is proposed to be shown in S. No. 196 as shown on the plan.
7	EP-7	Agriculture Zone in S. No. 137, 138, 139.	Agriculture Zone in S. No. 137, 138, 139.	“Site No. 46-Housing for Resettlement of Population Affected by Development Plan proposals” is proposed to be shown in S. Nos. 137, 138, 139 as shown on the plan.
8	EP-8	“Site No. 7-Slaughter House” in S. No. 145.	“Site No. 7-Slaughter House” in S. No. 145.	“ Site No. 7-Slaughter House ” is proposed to be deleted from S. No. 145 and land so released is proposed to be included in No Development Zone and “Site No. 7-Slaughter House & Beef Market” is proposed to be shown in S. No. 134, 135 & 136 on the south side of proposed 18.0 Mtr. wide D. P. road, as shown on the plan.
9	EP-9	North-South 15.0 Mtr. wide D. P. road from “Site No. 36-Primary School, Play Ground” to S. No. 168 as shown on the plan.	North-South 15.0 Mtr. wide D. P. road from “Site No. 36-Primary School, Play Ground” to S. No. 168 as shown on the plan.	North-South 15.0 Mtr. wide D. P. road from “ Site No. 36-Primary School. Play Ground ” to S. No. 168 is proposed to be deleted and proposed to be shown as existing road.
10	EP-10	Agriculture Zone in S. No. 176, 177, 178, 179, 134, 135, 136.	Agriculture Zone in S. No. 176, 177, 178, 179, 134, 135, 136.	A 18.0 Mtr. wide D. P. road is proposed to be shown as passing through S. No. 176, 177, 178, 179, 134, 135, 136 as shown on plan.

By order and in the of name of the Governor Maharashtra,

M. M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु.), म. शा. रा., अ. क्र. ४२.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २६ मार्च, २०१५.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.—

क्रमांक टिपीएस-२७१०-१८५८-प्र. क्र. ३६९-२०१३-नवि-३०.—

ज्याअर्थी, पुसद शहराची सुधारित विकास योजना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ अन्वये, नगर विकास विभागाची अधिसूचना क्रमांक टिपीएस-२७१५-१२६७-प्र. क्र. १९८-९६-नवि-१३, दिनांक २६ मे, १९९८ अन्वये (भागशः) मंजूर केली असून ती दिनांक २६ जुलै, १९९८ पासून अंमलात आली आहे. तसेच भागशः विकास योजना शासन निर्णय क्रमांक टिपीएस-२७००-४५१२-प्र. क्र. ५३ अ-नवि-३०, दिनांक ६-८-२००१ अन्वये मंजूर झाली आहे (यापुढे “उक्त विकास योजना” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये मौ, पुसद, तालुका पुसद, जिल्हा यवतमाळ, सर्व्हे नं. ३४/१ (ब) मधील २.८३ हेक्टर क्षेत्र (यापुढे “उक्त जमीन” असे संबोधले आहे) कृषी विभागात समाविष्ट आहे ;

आणि ज्याअर्थी, उक्त जमिनीच्या आजूबाजूस होत असलेला विकास पाहता महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१) नुसार शासनाने आदेश क्रमांक टीपीएस-२७१०-१७१५-प्र.क्र.६८-२०११-नवि-३०, दिनांक २० मे २०११ अन्वये पुसद नगर परिषदेला त्यांच्या विकास योजनेतील उक्त जमीन काही अटीवर कृषी विभागातून वगळून रहिवास विभागात समाविष्ट करण्यासाठी उक्त अधिनियमाच्या कलम ३७ (१) मधील तरतुदीनुसार वैधानिक कार्यवाही करून फेरबदलाचा प्रस्ताव शासनाकडे मान्यतेसाठी सादर करण्याचे निदेश दिलेले आहेत (यापुढे “ उक्त निदेश ” असे संबोधले आहे) ;

आणि ज्याअर्थी, पुसद नगर परिषदेने उक्त निदेशाचे अनुषंगाने उक्त अधिनियमाच्या कलम ३७(१) मध्ये दिलेली वैधानिक पद्धती अनुसरून उक्त विकास योजनेतील उक्त जमीन कृषी विभागातून वगळून रहिवास विभागात समाविष्ट करण्याबाबतचा फेरबदलाचा प्रस्ताव (यापुढे “ प्रस्तावित फेरबदल ” असे संबोधले आहे) शासनाच्या मंजूरीसाठी सादर केलेला आहे ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काही बदलांसह व काही अटीवर मंजूर करावा असे राज्य शासनाचे मत झाले आहे.

आता, त्याअर्थी, उक्त अधिनियमाचे कलम ३७, पोट-कलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकाराचा वापर करून उक्त विकास योजनेतील प्रस्तावित फेरबदलास शासन काही अटीवर मंजूरी देत आहे आणि त्यासाठी उपरोल्लिखित दिनांक २६ मे १९९८ ची अधिसूचना सुधारित करण्यात येत आहे.

नोंद

“ सुधारित विकास योजना पुसद मधील मौ. पुसद, जिल्हा यवतमाळ सव्हे न. ३४/१ (ब) (जुना स.क्र. ७१) मधील २.८३ हेक्टर जमिनीपैकी २४.० मी. रुंद रस्ता वगळून इतर जागा कृषी विभागातून वगळून भाग नकाशात दर्शविल्याप्रमाणे रहिवास विभागात समाविष्ट करण्यास मान्यता देण्यात येत आहे.

अटी

- अट क्र. १:** उक्त जागेवरील २४.०० मीटर रुंद रस्ता जमीन मालक/विकासक यांनी स्वखर्चाने विकसित करून पुसद नगर परिषदेस विनामूल्य हस्तांतरित करणे आवश्यक राहील.
- अट क्र. २:** उक्त क्षेत्राच्या अभिन्यासात अनिवार्य १० % खुल्या जागे व्यतिरिक्त १० % क्षेत्र (उक्त क्षेत्रातील २४.०० मीटर रुंद रस्त्याचे क्षेत्र वगळता उर्वरित क्षेत्राच्या १० % क्षेत्र) सार्वजनिक सुविधेकरिता प्रस्तावित करणे आवश्यक राहील.
- अट क्र. ३:** उक्त क्षेत्राच्या दक्षिण हद्दीकडून विद्यमान नाल्याबाबत ‘ब’ व ‘क’ वर्ग नगर परिषदांकरिता लागू असलेल्या विकास नियंत्रण नियमावलीतील नियम १७(१) (ii) चे पालन करणे आवश्यक राहील.
- अट क्र. ४:** शासनाच्या धोरणाप्रमाणे जर अशा प्रकरणात अधिमूल्य लावण्याबाबत निर्णय झाला तर, अधिमूल्याचा भरणा करणे बंधनकारक राहील.
- अट क्र. ५:** फेरबदलाखालील जमिनीत जर अभिन्यासात भूखंड पाडून विक्री करणे प्रस्तावित असेल तर अभिन्यासातील मूलभूत सुविधांचा विकास व भूखंड विक्रीसाठी खालीलप्रमाणे बंधने राहतील. मुख्याधिकारी, नगर परिषद, पुसद यांनी सदर बाबींवर नियंत्रण ठेवावे.
- | | | | |
|-----|---|---|---|
| (अ) | अभिन्यास अंतिमतः मंजूर झाल्यावर | - | एकूण २५ % भूखंड विक्री अनुज्ञेय राहील. |
| (ब) | सुमारे ४० % मूलभूत सुविधा पूर्ण झाल्यावर | - | एकूण ५० % भूखंड विक्री अनुज्ञेय राहील. |
| (क) | सुमारे ६० % मूलभूत सुविधा पूर्ण झाल्यावर | - | एकूण ७५ % भूखंड विक्री अनुज्ञेय राहील. |
| (ड) | सुमारे ८० % मूलभूत सुविधा पूर्ण झाल्यावर | - | एकूण ९० % भूखंड विक्री अनुज्ञेय राहील. |
| (इ) | सुमारे १०० % मूलभूत सुविधा पूर्ण झाल्यावर | - | एकूण १०० % भूखंड विक्री अनुज्ञेय राहील. |

तसेच जर अभिन्यासात समूह गृहबांधणी योजना विकसित करावयाची असेल तर, मुख्याधिकारी, नगर परिषद, पुसद यांनी विहित केल्यानुसार सर्व मूलभूत सुविधा विकसित झाल्याशिवाय भोगवटा प्रमाणपत्र देण्यात येणार नाही.

वरील बाबतीत उल्लंघन झाल्यास रेखांकन व अकृषक परवानगी रद्द करण्यास पात्र राहील.”

उक्त फेरबदल दर्शविणा-या भाग नकाशाची प्रत मुख्याधिकारी, नगर परिषद, पुसद यांच्या कार्यालयात, कार्यालयीन वेळेमध्ये नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी ठेवण्यात येत आहे.

सदरची अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in या संकेतस्थळावर प्रसिद्ध करण्यात येईल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

म. मो. पाटील,
अवर सचिव.

भाग १-अ (अ. वि. पु.), म. शा. रा., अ. क्र. ४३.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 26th March, 2015.

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.—

No. TPS-2710-1858-CR-369-2013-UD-30.—

Whereas, the Revised Development Plan of Pusad, Dist. Yavatmal has been partly sanctioned by the Government under Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as 'the said Act') *vide* Notification No. TPS-2795-1267-CR-198-1996-UD-30, dated the 26th May 1998 and has come into force with effect from the 26th July, 1998. The Partly Development Plan is sanctioned by the Government *vide* Notification No. TPS-2712-4512-CR-53 A-UD-30, dated the 6th August, 2001 (hereinafter referred to as "the said Development Plan") ;

And whereas, in the said Development Plan land admeasuring 2.83 Ha. Mouze Pusad, Dist Yavatmal Survey No. 34/1(B) (hereinafter referred to as "the said Land") is shown in Agricultural Zone ;

And whereas, the Govt. *vide* order No. TPS-2710-1715-CR-68-2011-UD30, dated 20th May, 2011 had issued directives (hereinafter referred to as "the said Directive") under Section 37 (1) of the said Act to Pusad Municipal Council to initiate a modification proposal in the said Development Plan, to delete the said Land from Agricultural Zone and include the same in Residential Zone as per the provisions of Section 37 (1) of the said Act, and to submit the proposal to the Govt. for its sanction ;

And whereas, pursuant to the said directive the Pusad Municipal Council, after following all the legal formalities stipulated under the said Act, has submitted to the Government for its sanction a proposal for modification of the said Development Plan so as to delete the said land from the Agricultural Zone and include the lands thus released in Residential Zone (hereinafter referred to as "the Proposed Modification") ;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the Proposed Modification should be sanctioned with some changes and with conditions.

Now, therefore, in exercise of the powers conferred on it under sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed Modification in the said Development Plan on certain condition and for that purpose amends the above said notification dated the 26th May, 1998 as follows :—

In the Schedule of Modifications appended to the notification sanctioning the said Development Plan, the following new entry shall be added after the last entry-

ENTRY

"In the Revised Development Plan of Pusad, out of the total land admeasuring 2.83 Ha. bearing Survey No. 34/1 (B) of Mouze Pusad, Dist. Yavatmal, excluding the land under 24.0 Mt., D. P. Road, is deleted from Agricultural Zone and the land thus released is included in Residential Zone as shown on the part plan, subject to the following conditions :—

Condition No. 1 :—The 24.0 Mt. wide D. P. Road shall be developed by the Land Owner/Developer and hand over to the Municipal Council at free of cost.

*Condition No. 2 :—*While preparing layout of the said lands, apart from the compulsory 10 % open space (10 % of the land excluding the land under 24.0 Mt. wide D. P. Road) 10 % space shall be kept for public amenities.

*Condition No. 3 :—*It shall be compulsory to follow the rule No. 17 (1) (ii) of the Development Control Rules for “B” and “C” class Municipal Councils regarding the existing Nalla land in the southern side of the said land.

*Condition No. 4 :—*If the premium is levied on such land as per the Government Policy, it shall be compulsory to pay the premium.

*Condition No. 5 :—*If the said lands under modification are proposed to be developed by way of plotted layout, then sale of plots shall be monitored by the Chief Officer, Pusad Municipal Council in relation to development of civic amenities as per the stages given below.—

- (i) After final approval of layout . . . Sale of 25 % of total plots shall be permissible.
- (ii) After completion of 40 % of Civic Amenities . . . Sale of 50 % of total plots shall be permissible.
- (iii) After completion of 60 % of Civic Amenities . . . Sale of 75 % of total plots shall be permissible.
- (iv) After completion of 80 % of Civic Amenities . . . Sale of 90 % of total plots shall be permissible.
- (v) After completion of 100 % Civic Amenities . . . Sale of 100 % of total plots shall be permissible.

If Group Housing Scheme is proposed in the layout then the occupancy certificate shall not be given unless civic amenities specified by the Chief Officer, Pusad Municipal Council are fully developed.

In case of non-compliance, Layout Approval and Non-Agricultural permission shall be liable to be cancelled.”

A copy of the part plan showing the aforesaid sanctioned modification shall be available in the office of the Chief Officer, Pusad Municipal Council, District Yavatmal, during office hours on all working days for inspection of public for a period of one month.

This Notification shall also be published on the Govt. website www.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,

M. M. PATIL,

Under Secretary.